



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held November 18, 2008, the Board took the following action:

2

The following statement was entered into the record for Supervisor Burke:

“Constructed more than 40 years ago, the demands on the County Public Library in unincorporated East Rancho Dominguez have long outgrown the capacity of the current facility, and the building is in dire need of significant improvements that may not be cost-effective to pursue. The Library is on a month-to-month lease in a building that is less than 5,000 square feet, lacks adequate parking, and contains outdated technology.

“Alternatively, a suitable property has been identified for purchase and construction of a new library. The proposed site is centrally located on Atlantic Avenue, across the street from the East Rancho Dominguez Park and the Community and Senior Center and will adequately support a new Library which will contribute to the existing hub of vital County services and will enhance the revitalization efforts occurring within this community.

“The proposed 7,000-square-foot library will be 40% larger than the current space, will allow for better space planning, improved accessibility for the disabled, and substantial parking to meet Regional Planning and customer service requirements. Moreover, the Library will be designed to be highly energy efficient and contain sustainable design features. It will be healthy, stimulating, and attractive: all elements that encourage a progressive and motivational learning environment. Since this high performance building will utilize a hybrid of modular and traditional methods of construction and design, construction costs are expected to be relatively low, and there is sufficient funding within the Library Department’s budget to support the associated ongoing operations and maintenance costs.”

(Continued on Page 2)

2 (Continued)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried (Supervisor Molina being absent), the Acting Director of Public Works and the Chief Executive Officer were directed to work in coordination with the County Librarian to take the following actions:

1. Approve and instruct the Chair to execute the attached Option to Purchase Agreement between John E. Tait and Elouise Tait Family Trust and the County of Los Angeles for real property comprised of approximately 20,709 sq ft of land and 3,024 sq ft of improvements located at 15305-15311 South Atlantic Avenue, Compton, which shall include, without limitation, the following terms:
 - An option term of 210 days (Option Term), allowing for the Department of Public Works to conduct due diligence and develop California Environmental Quality Act studies of the property for its proposed use as a County Public Library;
 - The payment of a nonrefundable option price of \$25,000 (Option Price) for removing the Property from the open market;
 - A proposed purchase price of \$894,000 for the Property, which will be paid within 60 days after the expiration of the Option Term, if and when the County elects to approve and exercise its option to purchase the Property; and
 - Authorize the Chief Executive Officer to process the payment of the Option Price and any other required documentation related to this Option;
2. Establish and approve Capital Project No. 77600 with a budget of \$7,130,000, for the purchase of the property and construction of a new 7,000 sq ft library, subject to the completion of environmental investigations and satisfactory documentation that establishes the feasibility of the project; and

(Continued on Page 3)

2 (Continued)

3. Approve the attached appropriation adjustment to transfer \$900,000 from the Second District Proposition 62 Savings currently appropriated in the Public Library Operating Budget, \$471,000 from Second District Prior Year Proposition 62 Savings appropriated in Project and Facility Development Budget, and \$3,000,000 from Executive Office Second District Community Programs and \$2,759,000 from Chief Executive Office Second District Provisional Financing Uses to C.P. No. 77600 in Capital Project/Refurbishments budget to fully fund the proposed project.

Later in the meeting, on motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the foregoing motion was reconsidered to allow members of the public to address the Board.

Margaret Comer, Phillis Walker, Ernestine Gates, Sinetta T. Farley and Isom Comer, Jr. addressed the Board.

After discussion, on motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the Acting Director of Public Works and the Chief Executive Officer were directed to work in coordination with the County Librarian to take the following actions:

1. Approve and instruct the Chair to execute the attached Option to Purchase Agreement between John E. Tait and Elouise Tait Family Trust and the County of Los Angeles for real property comprised of approximately 20,709 sq ft of land and 3,024 sq ft of improvements located at 15305-15311 South Atlantic Avenue, Compton, which shall include, without limitation, the following terms:
 - An option term of 210 days (Option Term), allowing for the Department of Public Works to conduct due diligence and develop California Environmental Quality Act studies of the property for its proposed use as a County Public Library;
 - The payment of a nonrefundable option price of \$25,000 (Option Price) for removing the Property from the open market;
 - A proposed purchase price of \$894,000 for the Property, which will be paid within 60 days after the expiration of the Option Term, if and when the County elects to approve and exercise its option to purchase the Property; and

(Continued on Page 4)

2 (Continued)

- Authorize the Chief Executive Officer to process the payment of the Option Price and any other required documentation related to this Option;
2. Establish and approve Capital Project No. 77600 with a budget of \$7,130,000, for the purchase of the property and construction of a new 7,000 sq ft library, subject to the completion of environmental investigations and satisfactory documentation that establishes the feasibility of the project; and
 3. Approve the attached appropriation adjustment to transfer \$900,000 from the Second District Proposition 62 Savings currently appropriated in the Public Library Operating Budget, \$471,000 from Second District Prior Year Proposition 62 Savings appropriated in Project and Facility Development Budget, and \$3,000,000 from Executive Office Second District Community Programs and \$2,759,000 from Chief Executive Office Second District Provisional Financing Uses to C.P. No. 77600 in Capital Project/Refurbishments budget to fully fund the proposed project.

09111808_2

Attachments

Copies distributed:

Each Supervisor
Chief Executive Officer
County Counsel
County Librarian
Acting Director of Public Works